



UFTON GREEN FARM

Church Lane, Ufton Nervet, RG7 4HQ

Carter Jonas

UFTON GREEN FARM, CHURCH LANE, UFTON NERVET, RG7 4HQ

Reading town centre and mainline station 9.2 miles
Newbury town centre and mainline station 10.3 miles
Woolhampton village and mainline station 3.5 miles
Theale town and mainline station 3.4 miles
M4 (J12) 3.9 miles

SITUATION

Ufton Green Farm is situated in a quiet hamlet of Ufton Nervet which lies just south of the A4 between Newbury and Reading. The location is surrounded by attractive countryside yet it is within an easy drive to the towns of Newbury, Reading and Basingstoke, as well as the smaller market town of Theale and the village of Woolhampton. The mainline railway stations in Woolhampton, Theale and Reading provide an excellent rail service to central London with fast trains taking approximately 40 minutes to Paddington.

DESCRIPTION

Ufton Green Farm is a collection of redundant agricultural buildings situated in a courtyard setting on a quiet country lane. The existing buildings, which are generally of timber construction, are currently just over a total of 6,100 sq.ft. Access to the courtyard is approached from the south-east side where the original, and attractive, farmhouse runs along the side boundary. The majority of the buildings are L-shaped, running along the north and western side of the courtyard and the plot then extends away from the courtyard, on the south-west side where there is a further area of land. In total the plot measure approximately 0.71 acres.

AN EXCITING OPPORTUNITY TO ACQUIRE AN 'OVEN-READY' DEVELOPMENT TO CONVERT A RANGE OF EXISTING AGRICULTURAL BARNs INTO 3 RESIDENTIAL DWELLINGS, WITH PARKING AND GARDENS ALL SITUATED IN THIS RURAL LOCATION BUT WITH EXCELLENT ROAD AND RAIL LINKS TO READING, NEWBURY AND CENTRAL LONDON.



On the 25th November 2020 West Berkshire Council granted planning permission for the existing buildings to be converted into three residential dwellings, all with parking and garden. The application number relating to this consent is 20/02017/FULD. On 6th June 2022 planning was approved to amend the design of the three dwellings and the application number relating to this consent is 22/00846/FULD. Since then, further applications have been made, and approved, to deal with further amendments and the conditions. Full details relating to all these applications, consents and conditions can be obtained from either the West Berkshire website (westberks.gov.uk) or via the selling agent. The conversion of the buildings will create three very unique residential units, all providing interesting and individual accommodation forming a L-shaped terrace running around the central courtyard. The planning consents for a new garage block to be built in the courtyard and this has already been constructed. Again, full plans of the proposed dwellings can be found on the West Berkshire website or via the selling agent.

ADDITIONAL INFORMATION

Services: Purchaser to make their own enquiries relating to services but will need to install a private drainage system, mains water and electricity are connected. There is no mains gas in the area.

Local Authority:

West Berkshire Council – 01635 551111

Viewing:

By prior appointment through the Newbury office 01635 263010.

Directions:

Please use post code RG7 4HQ



Ufton Green Farm, Church Lane Ufton Nervet, Reading, Berkshire

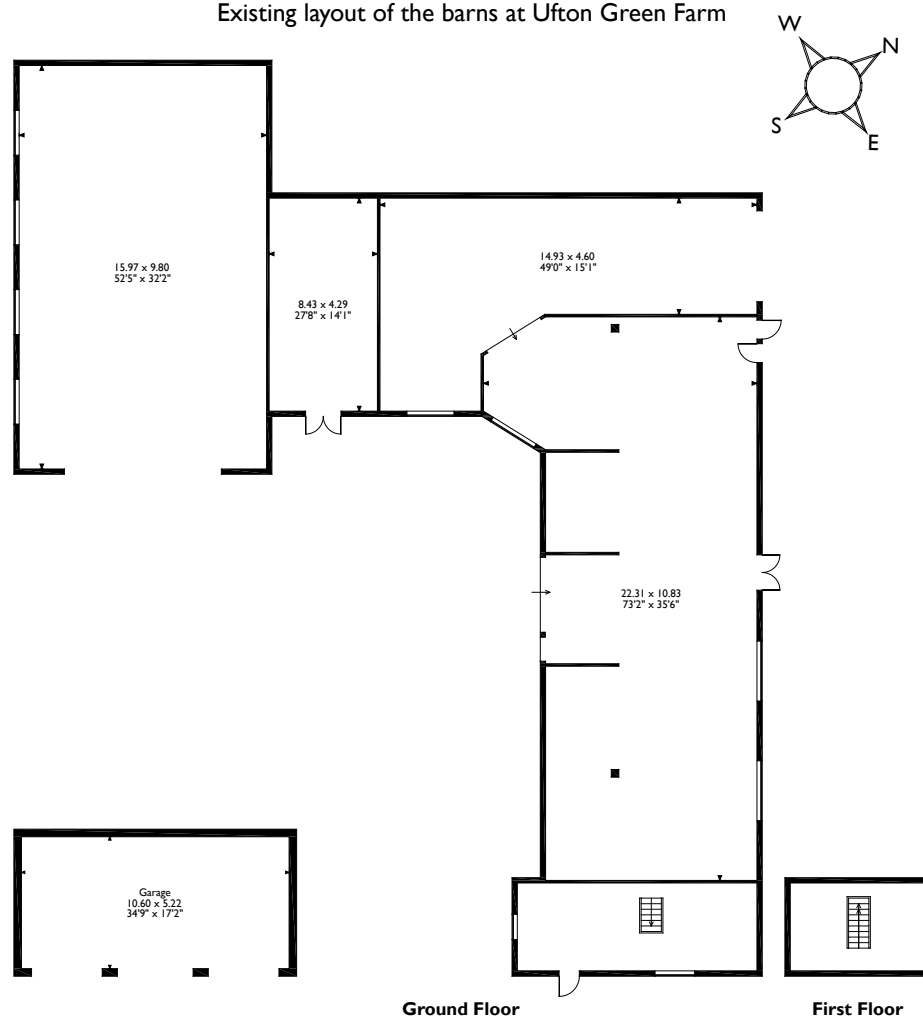
Approximate Gross Internal Area

Main House = 517 Sq M/5564 Sq Ft

Garage = 55 Sq M/592 Sq Ft

Total = 572 Sq M/6156 Sq Ft

Existing layout of the barns at Ufton Green Farm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook St, Newbury RG14 1DT

carterjonas.co.uk

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